

**INDIVIDUAL PROPERTY/DISTRICT  
MARYLAND HISTORICAL TRUST  
INTERNAL NR-ELIGIBILITY REVIEW FORM**

Property/District Name: Waverly Farm Survey Number: F-3-51

Project: Rock Creek Corridor Bike Path Agency: T-21/FHWA/SHA

Site visit by MHT Staff: X no    yes Name                      Date                     

Eligibility recommended X Eligibility not recommended       

Criteria:   A   B XC   D Considerations:   A   B   C   D   E   F   G  
  None

Justification for decision: (Use continuation sheet if necessary and attach map)

Based on information contained in the 1980 inventory form for the house called "Waverly" (MIHP #F-3-51) the farm was laid out in 1776 by Col. Charles Beatty, a member of the locally prominent Beatty family. Waverly is an example of a federal period house, constructed of brick with a slate roof. The five bays are in both stories, and the windows are double sash, 6 over 6. There is at least one interior fireplace, and a gambrel roof dependency, as well as outbuildings. While there has been some modern intrusion, the house itself is an excellent example of the federal style building, which appears to retain good integrity sufficient to be considered eligible for inclusion in the National Register of Historic Places under Criterion C (architecture).

Documentation on the property/district is presented in: Project review and compliance files

Prepared by: 1980 MIHP Inventory form

A.E. Bruder 8/23/1999  
Reviewer, Office of Preservation Services Date

NR program concurrence: X yes    no    not applicable

[Signature] 8/23/99  
Reviewer, NR program Date

**MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA - HISTORIC CONTEXT****I. Geographic Region:**

- ☐ Eastern Shore (all Eastern Shore counties, and Cecil)  
☐ Western Shore (Anne Arundel, Calvert, Charles, Prince George's and St. Mary's)  
☒ Piedmont (Baltimore City, Baltimore, Carroll, Frederick, Harford, Howard, Montgomery)  
☐ Western Maryland (Allegany, Garrett and Washington)

**II. Chronological/Developmental Periods:**

- ☐ Paleo-Indian 10000-7500 B.C.  
☐ Early Archaic 7500-6000 B.C.  
☐ Middle Archaic 6000-4000 B.C.  
☐ Late Archaic 4000-2000 B.C.  
☐ Early Woodland 2000-500 B.C.  
☐ Middle Woodland 500 B.C. - A.D. 900  
☐ Late Woodland/Archaic A.D. 900-1600  
☐ Contact and Settlement A.D. 1570-1750  
☒ Rural Agrarian Intensification A.D. 1680-1815  
☐ Agricultural-Industrial Transition A.D. 1815-1870  
☐ Industrial/Urban Dominance A.D. 1870-1930  
☐ Modern Period A.D. 1930-Present  
☐ Unknown Period ( ☐ prehistoric ☐ historic)

**III. Prehistoric Period Themes:**

- ☐ Subsistence  
☐ Settlement  
  
☐ Political  
☐ Demographic  
☐ Religion  
☐ Technology  
☐ Environmental Adaptation

**IV. Historic Period Themes:**

- ☒ Agriculture  
☒ Architecture, Landscape Architecture, and Community Planning  
☐ Economic (Commercial and Industrial)  
☐ Government/Law  
☐ Military  
☐ Religion  
☐ Social/Educational/Cultural  
☐ Transportation

**V. Resource Type:**

Category: Single Family Dwelling/Farm  
 Historic Environment: Rural  
 Historic Function(s) and Use(s): Single Family Dwelling  
 Known Design Source: Col. Charles Beatty/pattern books

Waverley Farm, located west of Frederick in Frederick County, Maryland is historically significant as the home of several families prominent in the development and history of Frederick.

Construction of the principal Waverley residence was begun in 1776 by Colonel Charles Beatty who laid the foundation on a 390 acre tract called "The Three Partners" originally patented from Robert Eden, last Colonel Governor of Maryland, on July 30, 1771.

In 1832 Thomas Neill's grandson of the same name sold half of the tract to Nimrod Owings, a bachelor lawyer whose days according to local legend were spent hunting and gambling. Upon his death in 1843, the house and land were sold to Christian Smith and subsequently to Rebecca Kemp in 1855 and Grafton Clagget in 1860.

During this period of exchange it is accounted in Williams' History of Frederick County that Waverley served as the country seat of ex-Governor Philip F. Thomas, who was Governor of Maryland 1848-1851; however it is clear that Thomas never actually owned the house.

During the Battle of the Monocacy which took place in July, 1864 just east of Frederick, Waverley served as a strategic point for the Union troops who used it as a maneuvering position because of its location on a hill.

The main changes made to Waverley since its initial construction were made by Holmes Baker in 1920 and 1925. He commissioned Laurence H. Fowler to update the house with plumbing and electricity and added a two story wing on the east side of the main block.

A swimming pool was constructed and T. Stuart Haller, a landscape architect of Frederick, was commissioned to landscape the grounds.

From the late eighteenth century until the mid twentieth century, Waverley has been viewed as one of the prominent estates of Frederick County both for its fine Federal architecture and well-known residents.

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## INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC Waverley

AND/OR COMMON

**2 LOCATION**

STREET &amp; NUMBER

North Side Willowdale Drive

CITY, TOWN

Frederick

☒ VICINITY OF

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

Frederick

**3 CLASSIFICATION**

## CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

## OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

## PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

## STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

## ACCESSIBLE

☐ YES RESTRICTED☐ YES UNRESTRICTED☐ NO

## PRESENT USE

☐ AGRICULTURE☐ MUSEUM☐ COMMERCIAL☐ PARK☐ EDUCATIONAL☒ PRIVATE RESIDENCE☐ ENTERTAINMENT☐ RELIGIOUS☐ GOVERNMENT☐ SCIENTIFIC☐ INDUSTRIAL☐ TRANSPORTATION☐ MILITARY☐ OTHER**4 OWNER OF PROPERTY**

NAME

Joseph Baker

Telephone #:

STREET &amp; NUMBER

CITY, TOWN

☐ VICINITY OF

STATE, zip code

**5 LOCATION OF LEGAL DESCRIPTION**COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Frederick County Courthouse

Liber #: 331

Folio #: 75

STREET &amp; NUMBER

North Court St.

CITY, TOWN

Frederick

STATE

Maryland

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

**7 DESCRIPTION**

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

**DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE**

Waverley is a two and one-half story banked stucco over stone Federal style gable roofed residence with gambrel roof stone addition which faces east toward Frederick, back a long lane off Waverly Road near 40 West.

The principal facade is five bays wide. The main entrance, a twin ten raised panel door with oval panels, four light transom and four side lights is located in the third bay. Raised oval panels are located under the side lights. The entrance is flanked by columns with smooth shafts. A solid cut stone doorsill supports the entrance. A replaced, one bay wide, entrance porch with round columns, tongue and groove flooring, and simple railing with straight balustrades protects the entrance.

Occupying the remaining bays on the first level are original double hung 6/6 windows flanked by three panel shutters with strap hinges.

The main block of the building extends four bays wide. Two side doors flanked by large five panel shutters enter onto a small frame porch with plain railing on the north side which was added probably in the thirties when the other substantial house changes were made. Original double hung 6/6 windows occupy the remaining bays on the north side.

A large two story sleeping porch, added in the first part of the twentieth century, extends across the entire rear facade of the building. The porch is screened in and supported by columns. A simple railing borders the entrance steps and first level of the porch. A more ornate, Chippendale style railing borders the second level.

The rear (west) elevation is five bays wide, and because the house is banked is three stories high. Two entrances are located on the rear elevation, in the basement and first story level.

The basement level door is located in the third bay and is an original pinned six panel door with solid stone doorsill recessed into a deep plain paneled doorway. Original double hung 6/6 windows occupy the remaining bays in the basement level flanked by original two paneled shutters with strap hinges and shutter dogs.

The first floor rear entrance is an unusually small original pinned six foot high, six panel door with recessed side and overhead paneling. Double hung 6/6 windows with original three panel shutters with strap hinges occupy the remaining bays on the first and second levels.

A six bay wide slate gambrel roofed two story brick addition laid in common bond extends to the north side of the original block of the building. This addition was made by the Baker's in the 1920's. The addition is stuccoed to match the adjacent part of the building in the rear.

**CONTINUE ON SEPARATE SHEET IF NECESSARY**

# **8 SIGNIFICANCE**

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN		
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER		
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION				

SPECIFIC DATES	BUILDER/ARCHITECT
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## STATEMENT OF SIGNIFICANCE

Waverley Farm, located west of Frederick in Frederick County, Maryland is historically significant as the home of several families prominent in the development and history of Frederick.

Construction of the principal Waverley residence was begun in 1776 by Colonel Charles Beatty who laid the foundation on a 390 acre tract called "The Three Partners" originally patented from Robert Eden, last Colonel Governor of Maryland, on July 30, 1771.<sup>1</sup>

On April 16, 1776 Beatty sold "The Three Partners" property to Thomas Neill for 1350 pounds sterling "to raise funds to equip militia from this section for the Continental Army."<sup>2</sup>

In January, 1776 the Provincial Convention in Annapolis ordered a levy of 1440 men raised for the defense of the Province and named... Charles Beatty, Colonel, to command the first Battalion from Frederick County.

Neill completed the house soon after the property purchase. By 1808 a house with no name identification is shown in its location on the Varlé map.

In 1832 Thomas Neill's grandson of the same name sold half of the tract to Nimrod Owings, a bachelor lawyer whose days according to local legend were spent hunting and gambling. Upon his death in 1843, the house and land were sold to Christian Smith and subsequently to Rebecca Kemp in 1855 and Grafton Claggett in 1860.<sup>3</sup>

During this period of exchange it is accounted in Williams' History of Frederick County that Waverley served as the country seat of ex-Governor Philip F. Thomas, who was Governor of Maryland 1848-1851; however it is clear that Thomas never actually owned the house.<sup>4</sup>

<sup>1</sup>Hall of Records, Annapolis, Maryland, Land Records, Liber BC and GS no. 42, Folio 478.

<sup>2</sup>Frederick County Land Records, Liber W; Folio 640.

<sup>3</sup>Ibid., Liber HS 19; Folio 336, Liber ES 5; Folio 590, Liber BGF 5; Folio 157.

<sup>4</sup>T. J. C. Williams, Vol. II, p. 777.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Gouvernor, Marian C., As I Remember, New York, 1911.

Williams, T.J.C., History of Frederick County Maryland, Regional Publishing Co.:  
Baltimore, Maryland, 1967, rpt. of 1910, Vol II, p. 777

Williams, Robert W., Waverley Farm Frederick County Maryland Historical Notes  
1771-1965, The Barton Gillet Company, Baltimore, 1965.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

**VERBAL BOUNDARY DESCRIPTION**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

clh

Cherilyn E. Widell, Coordinator

ORGANIZATION

Frederick County Office of Historic Preservation

DATE

8/8/80

STREET & NUMBER

12 E. Church St., Winchester Hall

TELEPHONE

694-1063

CITY OR TOWN

Frederick

STATE

Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

## 7. DESCRIPTION

F-3-51  
Waverley

A side entrance, a nine pane over three horizontal panels door is recessed behind three arches. Two double hung 6/6 windows flank the rear entrance. Three small four pane windows are located in the three remaining bays on the first level closest to the original block of the building. Double hung 6/6 pedimented dormer windows occupy each bay on the second level.

A second side entrance to the house is located on the north side of the building sheltered by a wood trellised frame porch.

The entire main building is constructed on a low banked random stone foundation with water table. The addition is constructed on a brick foundation. The original building is covered by a replaced slate roof with replaced boxed cornice and plain frieze with two twin stuccoed brick chimneys rising from the north and south gable ends of the original house.

An impressive long tree lined drive marked at the beginning by high white concrete pillars leads up to the house in a circular pattern.

In addition to a large concrete 1920's pool, large stone dairy outbuilding, and frame three car garage located immediately surrounding the house are more than a dozen outbuildings on the thirty acre estate.

Included in these are three frame and stone tenant and caretaker houses as well as supporting outbuildings, a formal boxwood garden and large limestone horse barn, built in two parts, thirteen bays wide with frame cupolas, three pediments and replaced shake shingle roof.

The interior of the building was substantially updated in the 1920's, but much of the original molding, staircase, etc. survives.

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## SIGNIFICANCE

## Waverley (F-3-51)

On July 18, 1863 the house was purchased by Mrs. Marian Gouverneur, wife of Samuel Gouverneur, Jr., grandson of President James Monroe. Numerous accounts of civil war military activity on the property and around the house are relayed in Mrs. Gouverneur's personal recollections published in "As I Remember."<sup>5</sup>

During the Battle of the Monocacy which took place in July, 1864 just east of Frederick, Waverley served as a strategic point for the Union troops who used it as a maneuvering position because of its location on a hill.

In 1868 Waverley was purchased by Martha Mines, wife of William Willson Mines. The Mines', who named "Waverley" after their ancestral family "Wooton", lived at the estate until 1920. An account of the building in Williams' History of Frederick County published in 1910 describes it as "a fine old house built in Colonial style, which is beautifully situated on an elevation and commands a fine view of the Blue Ridge and the surrounding country. It is one of the finest country seats in that part of the State. It was at one time the residence of the late Governor Thomas of Maryland."<sup>6</sup>

In 1920 Waverley was purchased by Holmes Baker, son of Joseph Baker, who was vice president of Citizens National Bank, the bank his father founded, a director of the Berlin and Lovettsville Bridge Company and Loudoun County and Frederick Bridge Company as well as treasurer of the Standard Lime and Stone Company. The Baker family was responsible for numerous outstanding achievements in Frederick County between 1880 and 1925.

Under the leadership of Joseph Baker, the Citizens National Bank 1909 and YMCA building 1908 (Demolished 1974) were built in Frederick City. Baker was the founder of the Peoples National Bank in Leesburg, the Buckingham Industrial School for Boys near Buckeystown.<sup>7</sup>

The main changes made to Waverley since its initial construction were made by Holmes Baker in 1920 and 1925. He commissioned Laurence H. Fowler to update the house with plumbing and electricity and added a two story wing on the east side of the main block.

A swimming pool was constructed and T. Stuart Haller, a landscape architect of Frederick, was commissioned to landscape the grounds.<sup>8</sup>

From the late eighteenth century until the mid twentieth century, Waverley has been viewed as one of the prominent estates of Frederick County both for its fine Federal architecture and well-known residents.

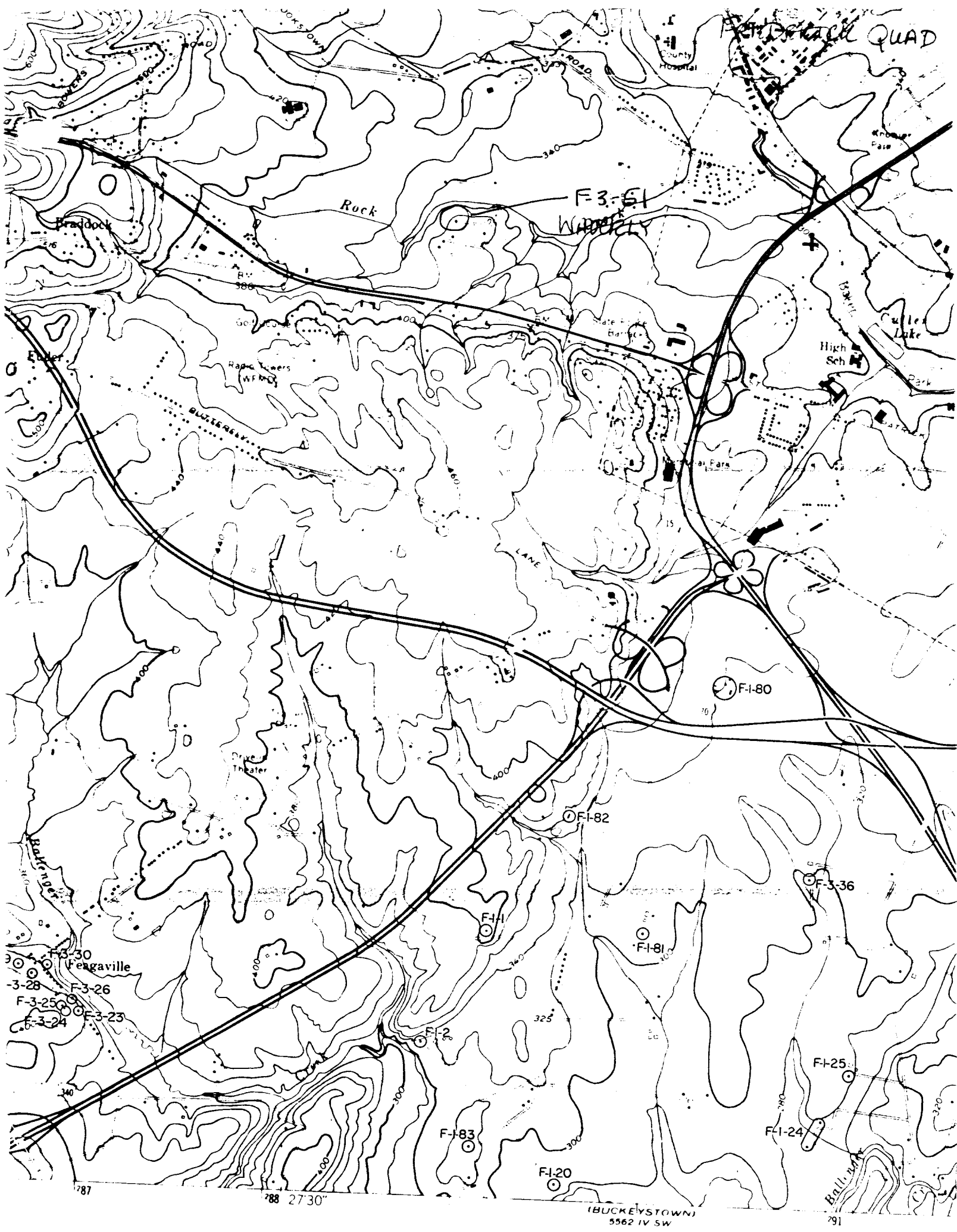
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<sup>5</sup>Marian C. Gouverneur, As I Remember, New York, 1911.

<sup>6</sup>T.J.C. Williams, History of Frederick County Maryland, Regional Publishing Co.: Baltimore, Maryland, 1967, rpt of 1910, Vol. II, p. 777.

<sup>7</sup>Ibid., p. 712.

<sup>8</sup>Robert W. Williams, Waverley Farm: Frederick County, Maryland 1771-1965, p.7.





F-3-51 WAVERLY

N/S Rte 40

FRIEDRICK

EAST ELEV

CEW 6/80